120.0	0001	0002.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,600 / 812,600
					USE VALUE:	812,600 / 812,600
					ASSESSED:	812,600 / 812,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GREENWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSER MARCUS E
Owner 2:	BROADDUS VADEN W
Owner 3:	
Street 1:	7 GREENWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARDUCCI INA -
Owner 2:	-
Street 1:	7 GREENWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 2095 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10462.000	298,900		513,700	812,600
Total Card	0.240	298,900		513,700	812,600
Total Parcel	0.240	298,900		513,700	812,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.88 /Parcel: 387.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77295

GIS Ref

GIS Ref

Insp Date 09/11/17

!9285!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0001-0002.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,900	0	10,462.	513,700	812,600		Year end	12/23/2021
2021	101	FV	289,200	0	10,462.	513,700	802,900		Year End Roll	12/10/2020
2020	101	FV	274,600	0	10,462.	513,700	788,300	788,300	Year End Roll	12/18/2019
2019	101	FV	229,400	0	10,462.	521,000	750,400	750,400	Year End Roll	1/3/2019
2018	101	FV	229,400	0	10,462.	388,900	618,300	618,300	Year End Roll	12/20/2017
2017	101	FV	225,700	0	10,462.	352,300	578,000	578,000	Year End Roll	1/3/2017
2016	101	FV	225,700	0	10,462.	337,600	563,300	563,300	Year End	1/4/2016
2015	101	FV	211,900	0	10,462.	286,200	498,100	498,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:48:17

LAST REV

Date	Time
09/23/20	10:00:35
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9285

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARDUCCI INA,	70806-222		3/30/2018		820,000	No	No		
CARDUCCI JAMES	50655-225		1/30/2008	Family	1	No	No		
	14674-394		7/1/1982		87,500	No	No		Y

USER DEFINED

Prior Id # 1:	77295
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	620	Add Bath	44,800	C				
5/6/2015	454	Insulate	2,700					
3/15/1994	60		15,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2017	Meas/Inspect	DGM	D Mann
1/17/2009	Meas/Inspect	345	PATRIOT
3/14/2000	Inspected	276	PATRIOT
2/15/2000	Measured	268	PATRIOT
9/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10462		Sq. Ft.	Site		0	70.	0.70	5									513,700						513,700	

Total AC/HA:	0.24017	Total SF/SM:	10462	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	513,700	Spl Credit		Total:	513,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.27240658
Const Adj.:	1.01099992
Adj $ / SQ:	141.504
Other Features:	112035
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406112
Depreciation:	107214
Depreciated Total:	298898

COMMENTS

OF=SINK N BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

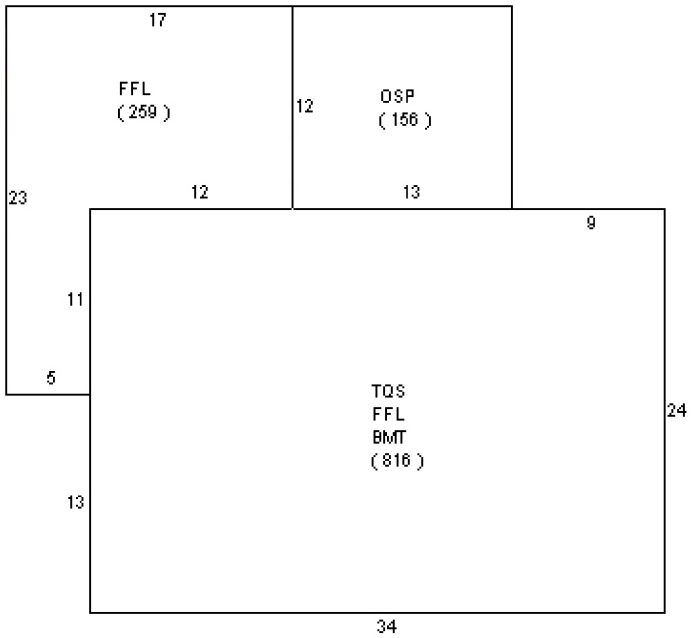
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.50
Special Features:	0	Val/Su Net:	112.41
Final Total:	298900	Val/Su SzAd	177.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,075	141.500	152,117
BMT	Basement	816	62.090	50,661
TQS	3/4 Story	612	141.500	86,601
OSP	Screen Porch	156	30.110	4,698

Net Sketched Area:	2,659	Total:	294,077
Size Ad	1687	Gross Area	2863	FinArea	2095
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	FR	1960	0.00	T	50	101						

PARCEL ID

120.0-0001-0002.B

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc